



Guide Price  
£300,000  
Leasehold

## Sackville Road, Hove

- A WELL PRESENTED TWO BEDROOM APARTMENT
- LONG LEASE
- IDEAL FIRST TIME BUY
- LOCATED ON THE FIRST FLOOR
- HIGHLY SOUGHT AFTER HOVE LOCATION

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*

Robert Luff & Co are delighted to offer to market this outstanding two bedroom apartment ideally situated in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located on Sackville Road this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Entrance hall, spacious lounge/diner, separate kitchen, two bedrooms and family bathroom. Other benefits include being in fantastic decorative order throughout and long lease.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Entrance Hall

Kitchen 8'8 x 7'6 (2.64m x 2.29m)

Lounge/Diner 16'4 x 13'6 (4.98m x 4.11m)

Bedroom One 13'6 x 12'6 (4.11m x 3.81m)

Bedroom Two 8'8 x 7'6 (2.64m x 2.29m)

Bathroom

### AGENTS NOTES

116 YEAR LEASE

SC: £100 PCM

GROUND RENT: £250 PA

COUNCIL TAX BAND: B

EPC: C



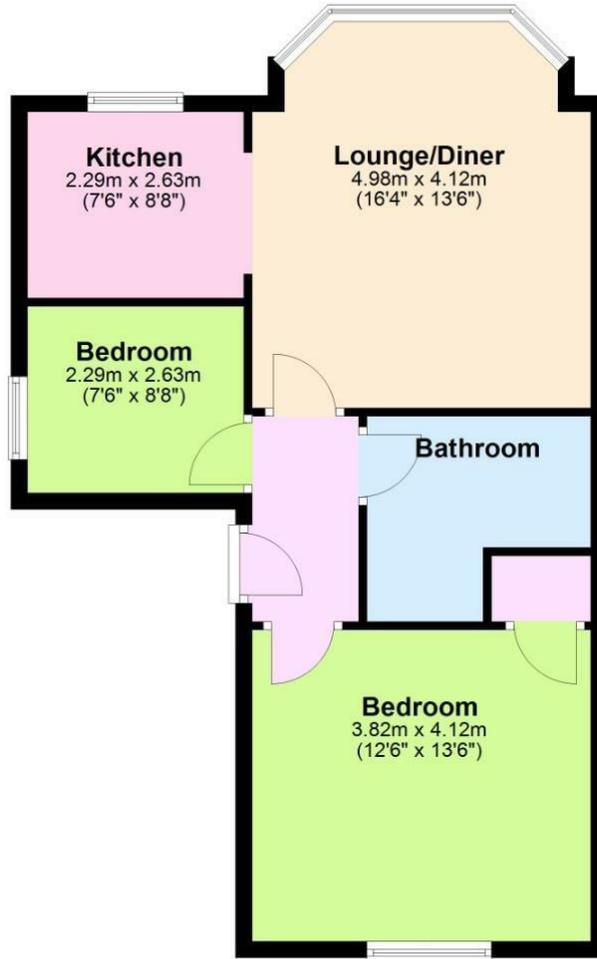
28 Blatchington Road, Hove, East Sussex, BN3 3YD

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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.